

The David Nichols House  
229 Mulberry Street  
Newark, Essex County, New Jersey

HABS-NJ-242

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PHOTOGRAPHS  
WRITTEN HISTORICAL AND DESCRIPTIVE DATA  
District of New Jersey

Historic American Buildings Survey  
Seymour Williams, A.I.A., District Officer  
133 Central Avenue, Rahway, New Jersey

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The David Nichols House  
229 Mulberry Street  
Newark, Essex County, New Jersey

Owner: City of Newark

Date of Erection: About 1800

Architect:

Builder:

Present Condition: Poor

Number of Stories: Two

Materials of Construction: Foundation - stone

Exterior walls - frame  
construction, siding

Interior walls - plaster

Inside brick chimneys

Roof - pitch

Historical Data:

According to a map published in 1806 and reproduced in the Records of the Town of Newark, New Jersey, the plot upon which this house is built was owned by Robert Denison. In the Secretary of State's Office, Trenton, there is recorded a will of David Hayes of Newark, dated February 6, 1808. He describes in this will the real estate held at his death. Among this he gives to his sons Isaac and Moses "the lots where they now live as the fence now stands". One of these may be the house in question, for in describing

the property given to his son Robert, he mentioned it as joining a Pierson property which might be 231 Mulberry (NJ-302). It could be assumed from this that Hayes was in possession of the property in 1808.

The earliest record found in the Essex County Court House is of 1815 when Isaac Hayes and wife sold to Abraham Mandeville, Jr., which was on August 11. There is on record a Sheriff's deed from Nathan Squire, Sheriff, to David Nichols of April 23, 1818, and there is recorded on November 17 of the same year a dower release from Betsey Mandeville to David Nichols. David Nichols may have been a real estate developer for according to the court records he was involved in many transactions. That same date Nichols and his wife sold to Halmah Van Wagoner for \$1250.00 which would indicate that the house had been erected before this time.

The next recorded transfer is that of Robert Van Wagoner to Herbert Chapman on January 13, 1887. The City of Newark acquired the property from Chapman on March 1, 1926. The house itself appears to have been erected about the year 1800, by whom it is not known. According to the information obtained it would appear that Robert Denison might have been the builder.

#### Bibliography:

Records of the Town of Newark, New Jersey  
Newark, For the New Jersey Historical  
Society by the Daily Advertiser, 1864

Court Records searched by Frank Caufield,  
Essex County Office

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Records in the Secretary of State's  
Office, Trenton, New Jersey Trenton,  
searched by Robert M. Falcey, Mercer  
County Office

*Mattie C. Kutt*

Supervising Historian

Approved:

*Seymour Williams*

SEYMOUR WILLIAMS, A.I.A.  
District Officer

DW

7/20/57